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DEPARTMENT OF PLANNING AND LAND USE

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October 9, 2008

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)

1. Title; Project Number(s); Environmental Log Number:

Zoning Ordinance Amendments, POD 08-011, ER Log No. 08-00-005
2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666
3.
 - a. Contact Carl Stiehl, Project Manager
 - b. Phone number: (858) 694-2216
 - c. E-mail: Carl.Stiehl@sdcounty.ca.gov.
4. Project location:

The proposed amendment would apply to the unincorporated portions of the County of San Diego over which the County has land use jurisdiction.
5. Project Applicant name and address:

County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B, San Diego, California 92123
6. General Plan Designation

Community Plan:	All Community and Subregional Plan Areas
Land Use Designation:	Variable
Density:	Variable
7. Zoning

Use Regulation:	Variable
Minimum Lot Size:	Variable
Special Area Regulation:	Variable

8. Description of project:

The project consists of amendments to the San Diego County Zoning Ordinance with minor clarifications, deletions and revisions. The amendments consist of the following:

- Section 1006: would add that the Zoning Ordinance does not apply to County owned property where there is public management of waste.
- Section 1110: would add definitions for Certified Farmers' Market and Farmers' Market, Certified. It would also amend the definitions for Borrow Pit, Cemetery, Setback, Front Yard and Trailer Coach.
- Section 1545: would amend the Transient Habitation section to include Rental Units which include rental homes, townhomes and condos that are not the primary residence of the person renting it on a daily, weekly or monthly basis.
- Section 4105: would add a note at the end of the section to see sections 6156 and 6160.
- Section 5756: would add Certified Farmers' Market to the Site Plan Required section and describe it as a temporary use.
- Section 6102: would add Certified Farmers' Market to the list of Temporary Uses
- Section 6122: would add a new Certified Farmers' Market section with the zones it is allowed and the limitations to the use, such as the hours of operation, sales area, what may be sold, that enclosure regulations do not apply and that the market must comply with state code.
- Section 6156: would amend the Greenhouse accessory use regulation and add Family Burial Plot as a residential accessory use when a property owner lives in a primary residence on the property.
- Section 6158: would add the Fallbrook Village Zones to the Outdoor Café Seating and Sidewalk Café commercial accessory use regulations.
- Section 6252: would add a sign for a boutique winery to be exempt from sign regulations when under 12 square feet in size.
- Section 6456: would require that the recreational vehicle park manager reside continuously within the park.
- Section 6514: would update the Board Policy number in the last sentence to I-102 instead of I-101.

- Section 6534: would update the Board Policy number in the last sentence to I-102 instead of I-101.
- Section 6557: would add a new Extractive Exception section by taking the Borrow Pit regulations from the definitions and adding these regulations to this new section. The exception regulations remain the same.
- Section 6814: would add Certified Farmers' Market as exempt from the enclosure matrix.
- Section 6903: would add to the lot line location section that lot lines shall not be relocated in conflict with State Code section 66428.a.2
- Section 6975: would add to the Recycled Processing Facility section that on-site sale of end products is allowed incidental to the use of the processing facility.
- Section 7175: would add a new section to state that a minor deviation or modification to a site plan is not required with established setbacks for an accessory structure or use listed in sections 6150-6199.
- Section 7354: would amend the Use Permit section to state that the plot plan must show all structures on the property.
- Section 7366: would amend the filing timing subsection of the appeal section to indicate that any appeal must be filed before the close of business on the 10th day or must be postmarked with the date of the 10th day.
- Section 7609: would add Administrative Permit to the Minor Deviation regulations.

See the attached Amendments to the Zoning Ordinance

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

San Diego County is bordered on the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and then steep mountains that finally give way to flat to gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the

cities in Orange and Riverside Counties. Further east, the land is less developed, with the largest developed area in the eastern portion of the County being the community of Borrego Springs. The eastern portion of the County is unincorporated and mostly undeveloped. The areas that have been developed in the eastern portion of the County have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by the Interstates 5, 15, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78 and 94 that all run east and west across the County and State Highways 67, 79 and 163 that all run north and south across the County.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
None	County of San Diego

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a "Potentially Significant Impact" or a "Less Than Significant With Mitigation Incorporated," as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Hazards & Haz. Materials | <input type="checkbox"/> Hydrology & Water Quality | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ On the basis of this Initial Study, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Signature

Carl Stiehl

Printed Name

Date

Land Use/Environmental Planner

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes Amendments to the County of San Diego Zoning Ordinance to add new uses, make minor revisions, corrections and clarifications. As described in the attached Zoning Ordinance Amendments, uses allowed pursuant to these Amendments may be located near or within the viewshed of a scenic vista. A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. The uses allowed pursuant to these Amendments will not have a substantial adverse effect on a scenic vista because these uses conform to the landform and match the existing developed areas of a view shed. For example, a Farmers' Market would be located in a commercial zone and therefore would be consistent with the surrounding visual character. These uses would also be required to comply with existing height and setback limitations and therefore would have the same effect that other accessory or temporary uses would have in the same zone. Therefore, the proposed project will not have a substantial adverse effect on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes Amendments to the County of San Diego Zoning Ordinance to add new uses, make minor revisions, corrections and clarifications. As described in the attached Zoning Ordinance Amendments, uses allowed pursuant to these Amendments may be located near or visible within the viewshed of a State scenic highway. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic. Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The uses will be compatible with the existing visual environment's in terms of visual character and quality because these uses will be found in already developed areas. Additionally, these future uses would be required to comply with existing height and setback limitations and therefore would have the same effect other accessory and temporary uses have in the same zone.

Therefore, the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes Amendments to the County of San Diego Zoning Ordinance to add new uses, make minor revisions, corrections and clarifications. Visual character is the objective composition of the visible landscape within a viewshed. Future uses allowed pursuant to these Amendments will not degrade the existing visual character or quality as the uses will be found in already developed areas and they would conform to the existing landform. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

- d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these amendments are not anticipated to create a new source of substantial light or glare that could adversely affect day or nighttime views. The future uses allowed pursuant to these Amendments may use outdoor lighting and could be located within Zone A or B as identified by the San Diego County Light Pollution Code. However, the uses will not adversely affect nighttime views or astronomical observations, because they will conform to the Light Pollution Code (Section 59.101-59.115), including the required lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights. Any future outdoor lighting pursuant to this project shall be required to meet the requirements of the County of San Diego Zoning Ordinance (Section 6322-6326). Therefore, compliance with the Ordinance and Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area.

II. AGRICULTURAL RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Amendments will have no impact on converting these farmland types to a non-agricultural use because the uses are compatible with existing agriculture. Therefore, no agricultural resources including Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance will be converted to a non-agricultural use.

- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Zoning Ordinance Amendments could be found within an agricultural zone, however they would not conflict with the zoning because the uses found in agricultural zones would not conflict with agriculture. Additionally, the future uses allowed pursuant to these Zoning Ordinance Amendments could be found on land under a Williamson Act Contract. However, Williamson Act contracts do not conflict with any of these future uses. Therefore, the project does not conflict with existing zoning for agricultural use, or a Williamson Act Contract.

- c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Zoning Ordinance Amendments, will have no impact on changes to the existing environment to a non-agricultural use because these uses are compatible with agriculture. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, or active agricultural operations will be converted to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Because the Zoning Ordinance Amendments propose residential and commercial uses, the project proposes development that was anticipated in SANDAG growth projections used in development of the RAQS and SIP. Operation of the future uses could result in emissions of ozone precursors that were considered as a part of the RAQS based on growth projections. As such, the proposed project is not expected to conflict with either the RAQS or the SIP. In addition, the operational emissions from the project are below the screening levels, and subsequently will not violate ambient air quality standards.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2.

These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

The uses allowed pursuant to these Amendments would not promote air pollution. It is not anticipated that any grading will be necessary for these uses. However, any grading operations would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from a construction phase (if any) would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, the vehicle trip emissions associated with the proposed project are not expected to significantly contribute to an existing or projected air quality violation.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

The uses allowed pursuant to these Amendments would not promote air pollution. It is not anticipated that any grading will be necessary for these uses. However, air quality

emissions associated with the project could include emissions of PM₁₀, NO_x and VOCs if grading activities take place. However, grading operations associated with the construction a project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, localized and temporary resulting in PM₁₀ and VOC emissions below the screening-level criteria established by the LUEG guidelines for determining significance. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the screening-level criteria established by the LUEG guidelines for determining significance. The future uses within a surrounding area in an agricultural or commercial zone, would have emissions below the screening-level criteria established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly. The future uses allowed pursuant to these Amendments will not generate significant levels of air pollutants. As such, a project would not expose sensitive populations to excessive levels of air pollutants. Similarly, a project would not propose uses or activities that would result in exposure of these sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near a carbon monoxide hotspot. In addition, a project will not contribute to a cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations because a proposed project would have emissions below the screening-level criteria established by the LUEG guidelines for determining significance.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No potential sources of objectionable odors have been identified in association with the future uses allowed by these zoning ordinance amendments. As such, no impact from odors is anticipated.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some of the future uses allowed by these zoning ordinance amendments could be operated out of existing buildings on developed lots, but would not have an impact on any candidate, sensitive, or special status species. Some future uses may be built on land that contains native habitat and possibly even candidate, sensitive, or special status species. However, all future facilities built pursuant to these Zoning Ordinance Amendments would be required to comply with all existing State and Federal regulations that ensure the protection of candidate, sensitive, or special status species including the Federal Endangered Species Act and the California Endangered Species Act. Furthermore, if a future facility involves substantial landform modification/grading that may have an adverse impact on candidate, sensitive, or special status species, a discretionary grading permit would be required and would require further environmental review. In addition, if clearing of land in preparation for construction of a structure is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Therefore the impact is less than significant.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some future uses allowed

pursuant to these Zoning Ordinance Amendments could be operated out of existing buildings on developed lots, but would not have an impact on any riparian habitat or other sensitive natural community. Some future uses may be built on land that contains riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations.

However, all future facilities built pursuant to these Zoning Ordinance Amendments would be required to comply with all existing State and Federal regulations that ensure the protection of riparian and sensitive habitat communities including the Federal Endangered Species Act, the California Endangered Species Act, the Federal Clean Water Act and the need for a California Streambed Alteration Agreement. Compliance with the Natural Community Conservation Plan will be required for any project outside of the MSCP that requires a grading or clearing permit and will not impact more than 1 acre of Coastal sage scrub habitat. The projects exempt from the Biological Mitigation Ordinance and the NCCP have been determined in the adoption of these regulations to have a minimal impact on sensitive habitat communities because they do not contribute to long-term conservation goals.

Furthermore, if a future facility involves substantial landform modification/grading that may have an adverse impact on riparian habitat or other sensitive natural community, a discretionary grading permit would be required and would require further environmental review. In addition, if clearing of land in preparation for construction of a structure is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Therefore, project impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations, are considered less than significant.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these amendments will not have a substantial adverse effect on federally

protected wetlands as these use will be located in already developed areas and do not involve landform modification. Any future facility allowed to be built pursuant to these Zoning Ordinance Amendments would be required to comply with all Federal regulations that ensure the protection of wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) Therefore, there will be no substantial adverse effect on wetlands.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some future uses may be operated out of existing buildings on developed lots, but would not have an impact on the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites because these uses will be found in already developed areas with no landform modification occurring. Some future uses may be built on land that contains native habitat and possibly even on land that provides corridors or native wildlife nursery sites. However, all future facilities built pursuant to these Amendments would be required to comply with all existing State and Federal regulations that ensure the protection of native resident or migratory fish or wildlife or with corridors and nursery sites including the Federal Endangered Species Act and the California Endangered Species Act. Furthermore, if a future facility involves substantial landform modification/grading that may have an adverse impact on corridors or native wildlife nursery sites, a discretionary grading permit would be required and would require further environmental review. In addition, if clearing of land in preparation for construction of a structure is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code, a discretionary clearing permit would be required and would require further environmental review. Therefore, the project will not result in substantial adverse effects, either directly or through habitat modifications, to corridors or native wildlife nursery sites.

- e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The proposed Amendments are not subject to the regulations of the Biological Mitigation Ordinance [per Section 86.503(a)(3)], the Resource Protection Ordinance (per Article III.1) or the Habitat Loss Permit ordinance because a Zoning Ordinance Amendment is not considered a land development permit. Refer to the attached Ordinance Compliance Checklist dated September 19, 2008 for further information on consistency with any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some future uses allowed pursuant to these Zoning Ordinance Amendments will be operated out of existing buildings on developed lots and will not require any alteration to structures that would cause a substantial adverse change in the significance of a historical resource. If any future use involved significant landform modification to create a foundation for a future facility, a discretionary grading permit and further environmental review would be required. If any future use did not involve landform modification, or, did not require a grading or clearing permit, any potentially significant historic resources would be preserved in place and would not result in a significant impact.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some future uses allowed pursuant to these Zoning Ordinance Amendments will be operated out of existing buildings on developed lots. No landform modification is anticipated as these uses will be allowed on lots that are already developed. Therefore, no substantial adverse change in the significance of an archaeological resource would occur as archaeological resources will remain in place.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County. Some future uses allowed pursuant to these Zoning Ordinance Amendments may be operated out of existing buildings or temporary structures on developed lots and will not require any alteration to structures that would destroy a unique paleontological resource or site or unique geologic feature. If any future use involved significant landform modification a discretionary grading permit and further environmental review would be required. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on a unique paleontological resource or site or unique geologic feature. Second, if any future use did not involve significant landform modification, or, did not require a grading or clearing permit, and subsequently did not require a discretionary grading permit any potentially significant paleontological or geologic resources would be preserved in place and would not result in a significant impact.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A future use allowed pursuant to these Zoning Ordinance Amendments may be located on geological formations that potentially contain unique paleontological resources. No excavating into undisturbed ground beneath the soil horizons is anticipated since the future uses

allowed should not require grading. However, if there is any amount of significant grading, the future use would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, these Amendments will not directly or indirectly destroy a unique paleontological resource or site.

- e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Interred human remains may exist on a project site. Some future uses allowed pursuant to these Zoning Ordinance Amendments will be operated out of existing buildings or temporary structures on developed lots and will not require any alteration to structures that would disturb human remains. If any future use involved significant landform modification, a discretionary grading permit and further environmental review would be required. At that time, a site evaluation could be conducted to measure the potential significant impact the project may have on human remains. Therefore a future use will not impact archaeological resources or disturb any human remains, including those interred outside of formal cemeteries.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Future uses allowed pursuant to these Zoning Ordinance Amendments may be located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California or

within an area with substantial evidence of a known fault. However, any structures that will be built will be required to comply with the County Building Code requirements. Included in the County Building Code are requirements that address seismic events through engineering requirements prior to the issuance of a building permit. Therefore, there will be no potentially significant impact from the exposure of people or structures to a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some future uses allowed pursuant to these Zoning Ordinance Amendments may be located within 5 kilometers of the centerline of a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements -- Chapter 16 Section 162- Earthquake Design as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some future uses allowed pursuant to these Zoning Ordinance Amendments may be located on soils subject to liquefaction. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements -- Chapter 16 Section 162- Earthquake Design as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, there will be no potentially significant impact from the exposure of people or structures

to potential adverse effects from seismic-related ground failure as a result of this project.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. If a future facility involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from landslides, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. Therefore, there will be no potentially significant impact from the exposure of people or structures to adverse effects from adverse effects of landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. According to the Soil Survey of San Diego County, soils throughout San Diego County are identified as having a soil erodibility rating of "slight" "moderate" and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the development of future uses allowed pursuant to these Zoning Ordinance Amendments will not result in substantial soil erosion or the loss of topsoil because any project that involves grading is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion.

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A future use allowed pursuant to these Zoning Ordinance Amendments may include site disturbance and grading. For further information refer to VI Geology and Soils, Question a., i-iv listed above.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A future use allowed pursuant to these Zoning Ordinance Amendments may be located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). However the project will not have any significant impacts because all new construction is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these zoning ordinance amendments do not rely on septic tanks or wastewater disposal. The project does not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Zoning Ordinance Amendments will not create a significant hazard to the public or the environment because they do not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor would Hazardous Substances be proposed or currently in use in the immediate vicinity. Therefore the uses would not involve the release of hazardous materials into the environment.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Although a future use may be located within one-quarter mile of an existing or proposed school, a project would not propose the handling, storage, or transport of hazardous materials. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The project site for a future use may have been subject to a release of hazardous substances that would create a significant hazard to the public or environment. The project site may be included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5. However, the project will not create significant hazard to the public or the environment because if a property is on the list, the County will not issue any necessary permits until any significant hazard has been referred to and remediated to the satisfaction of the Department of Environmental Health. Future uses may be required to obtain necessary permits, or in the cases of a Farmers' Market or Family Burial Plot some development of the site will have already occurred and the lists or databases would have been checked. Therefore, because remediation of the site will occur or the site would have already been checked, the project will not create a significant hazard to the public or the environment and will not contribute to a cumulatively considerable impact.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact:

These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A future use allowed pursuant to these Amendments may be located within an Airport Land Use Compatibility Plan (ALUCP) or Comprehensive Land Use Plan (CLUP) for an airport. However, the proposed project will not result in hazards to airport safety or surrounding land uses for the following reasons:

- A use would not propose any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications. A Farmers' Market or Family Burial Plot would not contain these visual hazards.
- A use would not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. On the contrary, all future uses would be required to meet the height limit of the zone, which is less than 150 feet.
- The project does not propose any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A future use allowed pursuant to these Amendments may be located within the vicinity of a private airstrip. However, the future wineries will not impact this area for the following reasons:

- A use would not propose any distracting visual hazards including but not limited to distracting lights, glare, sources of smoke or other obstacles or an electronic hazard that would interfere with aircraft instruments or radio communications. A Farmers' Market or Family Burial Plot would not contain these visual hazards. Therefore, the project complies with the Federal Aviation Administration Runway Approach Protection Standards (Federal Aviation Regulations, Part 77 – Objects Affecting Navigable Airspace).
- A use would not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. On the contrary, all future uses would be required to meet the height limit of the zone, which is less than 150 feet.
- The project does not propose any artificial bird attractor, including but not limited to reservoirs, golf courses with water hazards, large detention and retention basins, wetlands, landscaping with water features, wildlife refuges, or agriculture (especially cereal grains).

Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. These Amendments will not interfere with this plan because they will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by these amendments due to the location of a project, the plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The Oil Spill Contingency Element will not be interfered with because a project would not be located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because a project would not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The Dam Evacuation Plan will not be interfered with because even though a future use may be located within a dam inundation zone, a project would not be a unique institution that would be difficult to safely evaluate in the event of a dam failure. Unique institutions, as defined by the Office of Emergency Services, include hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities for patients with disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, amphitheaters, or a similar use. Since the uses allowed pursuant to these amendments would not propose a unique institution in a dam inundation zone, the project would not impair implementation of or physically interfere with the implementation of an emergency response plan.

- g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Future uses allowed pursuant to these Amendments may be located in most of the zones of the county including commercial, agricultural and residential areas throughout the unincorporated areas of the County that are in a variety of settings. Each will be addressed below.

Future uses may be located in areas that are completely surrounded by urbanized areas, and/or irrigated lands and there are no adjacent wildland areas. Therefore, based on the location of the project; it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires.

Some future uses may be located within and served by independent fire protection districts and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 17 Fire Protection Districts in San Diego County and Appendix II-A, as adopted and amended by the local fire protection district. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Consolidated Fire Code and Appendix II-A and through compliance with the applicable fire protection district's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not

contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area required to comply with the Consolidated Fire Code and Appendix II-A.

Some future uses may be located within and served by a County service area fire protection district and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A of the Uniform Fire Code. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3 and Appendix II-A of the Uniform Fire Code, and through compliance with the applicable County Service Area Fire Protection District's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the County Code of Regulatory Ordinances and the Uniform Fire Code.

Some future uses may be located within State Responsibility Areas and served by CALFIRE (California Department of Forestry) and may also be located adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in Public Resources Code Sections 4290 and 4291. Implementation of these fire safety standards will occur during the building permit process. Therefore, through compliance with the Public Resources Code Sections 4290 and 4291; and through compliance with the California Department of Forestry's conditions, it is not anticipated that the project will expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with Public Resources Code Sections 4290 and 4291 and the Uniform Fire Code.

- h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments are not uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, these uses are not uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), a solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Amendments, do not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, these uses do not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01).

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. These future uses do not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, these uses do not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. 2001-01). Therefore,

future uses allowed pursuant to these Zoning Ordinance Amendments would not be tributary to an already impaired water body.

- c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Future uses allowed pursuant to these Amendments, do not propose any known sources of polluted runoff. In addition the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff offsite.

- d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Amendments will not rely on groundwater. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant these Amendments do not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site. Therefore, they will not alter the existing drainage pattern.

- f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not involve construction of new or expanded development that could alter the drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Therefore, they will not alter the existing drainage pattern.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. There are no existing or planned storm water drainage systems proposed by these Amendments or uses, nor would they require such systems.

- h) Provide substantial additional sources of polluted runoff?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not propose any known additional sources of polluted runoff. In addition, the project does not propose new storm water drainage facilities, nor does the project site contain natural drainage features that would transport runoff off-site.

- i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments would not place housing within a 100-year flood hazard area; therefore, no impact will occur.

- j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments would not place within a 100-year flood hazard area structures which would impede or redirect flows; therefore, no impact will occur.

- k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|---|---|

- ☐ Less Than Significant With Mitigation Incorporated ☒ No Impact

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Zoning Amendments would not expose people to a significant risk of loss, injury or death involving flooding.

- l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less Than Significant:

These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments may be located within a mapped dam inundation area for a major dam/reservoir within San Diego County, as identified on an inundation map prepared by the dam owner. However, the San Diego County Office of Emergency Services has an established emergency evacuation plan for the area and the project will not interfere with this plan.

- m) Inundation by seiche, tsunami, or mudflow?

- ☐ Potentially Significant Impact ☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

- i. SEICHE

Less Than Significant: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Reservoirs in San Diego County are for water storage and the land surrounding the reservoirs is owned by the agency that controls the reservoir, and development cannot occur along the shore. Therefore, future uses will not be subject to inundation by seiche.

- ii. TSUNAMI

Less Than Significant: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A future use allowed pursuant to

these Amendments would be located at least 1.8 or more miles from the coast. Therefore, the project will not potentially expose people or structures to inundation due to tsunami.

iii. MUDFLOW

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A mudflow is a type of landslide. If a future use allowed pursuant to these Amendments involved substantial landform modification that may expose people or structures to potential substantial adverse effects from mudflows, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and provide a soils investigation to insure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. Therefore, there will be no potentially significant impact from the exposure of people or structures inundation by mudflow.

IX. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not propose the introduction of new infrastructure such major roadways or water supply systems, or utilities to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to

these Amendments would affect land zoned commercial, agricultural and residential throughout the county, which are consistent with a number of General Plan Land Use Designations. The project is consistent with the General Plan because these uses are anticipated by these Land Use Designations that provide for commerce, agriculture residences and their accessory uses and are consistent with the appropriate Use Regulations. A future use may be located throughout the unincorporated areas of the County and would be subject to the policies of the appropriate Community Plan. None of the County's Community Plans include policies that discourage or conflict with any of these uses. Therefore, the project will not conflict with the any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. A future use allowed pursuant to these Amendments may be located on land that has any of the following classifications as identified by the State Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997): Mineral Land Classification MRZ-1, which are lands located within an area where geologic information indicates no significant mineral deposits are present; MRZ-2 which is an area of "Identified Mineral Resource Significance"; or MRZ-3 which is an area of undetermined mineral resources. Also, the project site may be located within a region where geologic information indicates significant mineral deposits are present as identified on the County of San Diego's Mineral Resources Map prepared by the County of San Diego. Based on the scale and/or the economic value of future projects, the proposed amendments will not result in the future inaccessibility for recovery of the on-site mineral resources. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact. A future mining operation at a project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Based on the scale and/or the economic value of the projects that would be allowed with these new uses, the proposed amendments will not result in the future inaccessibility for recovery of the on-site mineral resources. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XI. NOISE -- Would the project result in:

- a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The new uses allowed pursuant to these Amendments, do not support any noise-generating equipment. Therefore, the project will not expose people to or generate any noise levels that exceed the allowable limits of the County of San Diego Noise Element of the General Plan, County of San Diego Noise Ordinance, and other applicable local, State, and Federal noise control regulations.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Future uses allowed pursuant to these Amendments do not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels.

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The new uses allowed pursuant to these Amendments, do not support any noise-generating equipment. Therefore, the project would not result in a substantial permanent increase in existing ambient noise levels in the project vicinity.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The new uses allowed pursuant to these Amendments, do not support any noise-generating equipment. Also, the temporary increase over existing ambient levels for general construction noise is not expected to exceed the construction noise limits of the County of San Diego Noise Ordinance (Section 36-410), which are derived from State regulation to address human health and quality of life concerns. Construction operations will occur only during permitted hours

of operation pursuant to Section 36-410. Also, it is not anticipated that the project will operate construction equipment in excess of 75 dB for more than an 8 hours during a 24-hour period. Therefore, the project would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Future uses allowed pursuant to these Amendments, may be located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. However, the uses are not considered noise sensitive uses that would be impacted by noise generated by an airport.

In addition, there are no new or expanded public airport projects that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. If a new airport were to be proposed or expanded, the future airport project would consider the specific nearby project and provide mitigation for any cumulative impacts. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise on a project or cumulative level.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Future uses allowed pursuant to these Amendments, may be located within a one-mile vicinity of a private airstrip. However, the uses are not considered noise sensitive uses that would be impacted by noise generated by a private airstrip. In addition, there are no new or expanded public airport projects that may extend the boundaries of the CNEL 60 dB noise contour or CLUP. Therefore, the project will not expose people residing or

working in the project area to excessive airport-related noise on a project or cumulative level.

XII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The project proposes these Amendments to allow uses in commercial, agricultural and residential zones subject to specified standards and limitations. No change in numbers of existing housing will occur that would necessitate construction of replacement housing. Therefore, the project will not displace a substantial number of housing units.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The project proposes these Amendments to allow uses in commercial, agricultural and residential zones subject to specified standards and limitations. No change in numbers of existing people will occur that would necessitate construction of replacement housing. Therefore, the project will not displace a substantial number of people.

XIII. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The project proposes commercial, agricultural and residential uses in the same types zones, the proposed amendments will not result in the need for significantly altered services or facilities. In addition, the project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XIV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Amendments, do not propose any new residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XV. TRANSPORTATION/TRAFFIC -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Amendments will not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. Certified Farmers' Markets are a temporary use and therefore do not generate permanent levels of traffic. Additionally, traffic to Farmers' Markets will mainly consist of pass-by or traffic already generated (people "out shopping") in public and commercial areas. Consequently, a Farmers' Market wouldn't

impact traffic on residential or agricultural roads. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Amendments will not generate additional ADT. These future uses will not result in an increase in the level of service standard, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. Certified Farmers' Markets are a temporary use and therefore do not generate permanent levels of traffic. Additionally, traffic to Farmers' Markets will mainly consist of pass-by or traffic already generated (people "out shopping") in public and commercial areas. Therefore, the project will not have a significant direct project impact on traffic volume, which is considered substantial in relation to the level of service standard.

Additionally, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program commits the County to construct additional capacity on Circulation Element roadways and includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based on a summary of projections method contained in the County of San Diego Transportation Impact Fee Report dated January 2005, and amended February 2008. This document is considered an adopted planning document which meets the definition referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, public and private funding necessary to construct transportation facilities including capacity enhancing improvements that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway

buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

In order to mitigate possible contributions to significant cumulative traffic impacts, if necessary, applicable future uses will pay the TIF prior to obtaining building permits.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Future uses allowed pursuant to these Amendments may be located within an Airport Master Plan Zone or adjacent to a public or private airport. Any structures will be limited in size and height to limitations place on any other commercial, residential or agricultural structure located in the zone. Therefore, these Amendments will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impede adequate site distance on a road. Public roads used to access a proposed project site are up to County standards. Therefore, these Amendments will not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The Fire Authority Having Jurisdiction and/or the Sheriff may require review of a proposed project allowed pursuant to a new use and would require adequate emergency access to a project. Additionally, a use, such as a Certified Farmers' Market, will be located on public property or in a commercial area that already has adequate emergency access as these areas are developed and usually in the vicinity of Fire or Sheriff Stations. A Farmers' Market would require approval by the Fire Authority and the Sheriff for adequate emergency access. Therefore, these Amendments will not result in inadequate emergency access.

f) Result in inadequate parking capacity?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. No additional on-site or off-site parking is required or proposed as a result of these Amendments. The future uses allowed pursuant to these Amendments should not generate a need for additional parking. The uses will be required to maintain existing parking capacity. A Farmer's Market would be required to have appropriate parking capacity on the one day a week for the specific time period of the market. Thus, parking will not result in an insufficient capacity on-site or off-site.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not propose any hazards or barriers for pedestrians or bicyclists. Any required improvements will be constructed to maintain existing conditions as it relates to pedestrians and bicyclists.

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not include new or expanded water or wastewater treatment facilities. In addition, the project does not require construction or expansion of such facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not include new or expanded storm water drainage facilities. Moreover, the project does not require any source, treatment or structural Best

Management Practices for storm water. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The uses allowed pursuant to these Amendments do not involve or require water services from a water district nor do the uses rely on water service for any purpose.

- e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. The future uses allowed pursuant to these Amendments will not produce any wastewater; therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some of these new uses will generate solid waste, such as a Farmers' Market. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues

solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: These Amendments include new uses, minor revisions, corrections and clarifications to the Zoning Ordinance. Some of these new uses will generate solid waste, such as a Farmers' Market. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal

community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

- c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII Hydrology and Water Quality XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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